

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Thomas B. Henry, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Community Bank
P.O. Box 6807
Greenville, South Carolina

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

One Hundred Fifty-Four Thousand and No/100 ----- Dollars (\$ 154,000.00) due and payable one year from date

with interest thereon from _____ date at the rate of fourteen per centum per annum, to be paid: February 13, 1985 and on maturity

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

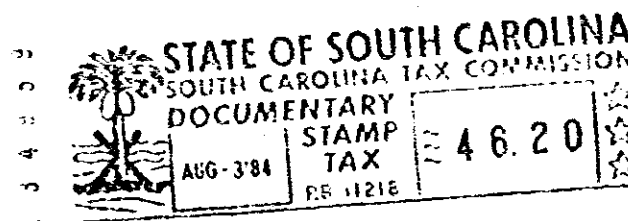
All that certain piece, parcel or lot of land situate, lying and being on the southwesterly side of Forest Lane, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot 46 on plat of Meyers Park Subdivision, Section 1, prepared by C. O. Riddle, Surveyor, dated September 1976 and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 5-P at Page 56, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Forest Lane at the joint front corner of Lots 45 and 46 and running thence along Forest Lane N. 35-28 E., 120 feet to an iron pin, joint front corner of Lots 46 and 47; thence up the joint line of Lots 46 and 47, S. 54-32 E., 177.28 feet to an iron pin at the joint rear corner of Lots 46 and 47; thence along the joint line of property herein described and property designated as "Tract A" on said plat, S. 32-44 W., 120.14 feet to an iron pin at the joint rear corner of Lots 45 and 46; thence along the joint line of Lots 45 and 46, N. 54-32 W., 183 feet to an iron pin, the point of beginning.

This conveyance is subject to all easements, rights of way, restrictions, and zoning ordinances of record or on the ground affecting said property.

This being the same property conveyed to the mortgagor herein by deed to be recorded herewith.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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